



# Brownfields News Kansas



*Scenic Overlook in the Atchison Riverfront Park*

## Atchison Develops New Riverfront Park

In 1996, the city of Atchison developed a strategic plan which identified the downtown/riverfront areas as the number one priority for redevelopment. A Riverfront Redevelopment Task Force was developed. The primary goals of the task force were to: 1) extend the retail district to the riverfront, 2) enhance the role of commercial activity, 3) treat the entire area as one unified district, and 4) utilize existing historic buildings in the overall redevelopment plan.

In order to achieve these objectives, the task force was donated railroad property in 2001. Atchison applied for and had KDHE conduct three Brownfields Targeted Assessments (BTAs) in the riverfront and downtown areas. BTA results did not indicate environmental contamination at two of the three properties. One property did indicate the presence of contamination and was referred to KDHE's Voluntary Cleanup Program.

*Atchison Riverpark Cont. On Page 4*

*KDHE's Brownfields News is intended to share brownfields success stories throughout the State of Kansas.*

## New Movie Theater in El Dorado

The El Dorado Theater site was accepted into KDHE's Brownfields Targeted Assessment (BTA) program in November 2002. A Phase I Environmental Assessment was necessary to research historical land use at the property so the uncertainties associated with environmental impacts would be minimized prior to redevelopment.

A BTA was completed at the property in April 2003. KDHE sent the city a letter indicating Phase I data did not identify the presence of environmental conditions at the property.

The city of El Dorado also obtained a Comprehensive Development Loan from the Kansas Department of Commerce. The Economic Restructuring Committee (part of the El Dorado Main Street Youth Commission and El Dorado Inc.) and the South Main Grant Committee were involved in the site reuse planning. The city formed a lease agreement between B&B Theaters and the city. The "Central Six," a six-screen movie theater opened in November 2003.

*Central Six was opened in El Dorado in November 2003.*



Since the program started in 1999, KDHE has completed 40 BTAs in 29 communities across the state.

## Brownfields Targeted Assessment Program



● Brownfields Targeted Assessment Properties

## Brownfields Targeted Assessments

**K**DHE, under a Cooperative Agreement with EPA, is conducting Brownfields Targeted Site Assessments (BTA) at the request of local governments, regional councils, redevelopment agencies, tribal organizations, and not-for-profit organizations. Often, local governments have acquired contaminated properties through foreclosure for back taxes, land donations, or may already own property they would like to sell for redevelopment. It is sometimes difficult for communities to find adequate funding to pay for environmental assessments (Phase I and Phase II Assessments for Due Diligence) prior to redevelopment.

KDHE's BTA Program provides funding and technical assistance to assist communities in assessing properties. Often, it is the unknown environmental conditions that dissuades developers from acquiring properties. Once communities can demonstrate a particular property is viable for redevelopment, these communities can encourage rede-

velopment activities on these unused parcels of property.

KDHE can perform both Phase I and Phase II environmental assessments for communities. KDHE's program targets properties that: are abandoned or publicly owned; have low to moderate contamination; include issues of environmental justice; suffer from the stigma of liability; or have a prospective purchaser willing to buy and pay for the cleanup of the property, if needed.

### KDHE Brownfields Web Site



KDHE's Brownfields Web site has several documents as well as several links to assist you with your Brownfields projects. Please visit our Web site at:

<http://www.kdhe.state.ks.us/remedial/brownfield.htm>

## ***Not Just for Big Cities Anymore... Engaging Government Agencies for Brownfields Funding***

In June 2004, KDHE hosted a series of five workshops across the state to promote the Brownfields Program. KDHE partnered with Terracon and the Hazardous Substance Research Center's (HSRC) Technical Assistance for Brownfields (TAB) Program located at Kansas State University (KSU) to conduct the workshops. The workshops were held in Pittsburg, Topeka, Hays, Garden City, and Pratt. Eighty-six people, representing municipal governments and various economic development agencies attended the workshops.

The workshops offered participants the opportunity to identify "What is a Brownfield?" as well as presented information on financial and technical assistance available from KDHE, KSU's TAB program, and the Environmental Protection Agency (EPA). KDHE outlined the requirements for cities to be eligible to receive Brownfields Targeted Assessment (BTA) projects and Brownfields

Cleanup Revolving Loan funds.

Representatives from the city of Atchison presented the success story of the Atchison Riverfront Development Project. Mid-America Certified Development Company (CDC), MO-KAN Development, Inc., Pioneer County Development, Inc., and Great Plains Development, Inc. presented information about development opportunities with their agencies.

KDHE would like to thank all those who participated in the workshops.

## ***How to Contact Us:***

**For more information on KDHE's Brownfields Program, please contact:**

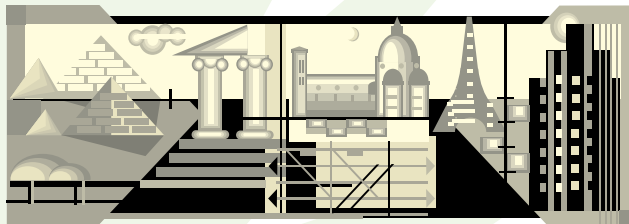


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*Hays workshop attendants participating in interactive exercise to discuss Brownfields challenges in their communities.*



**"The person who goes farthest is generally the one who is willing to do and dare. The sure-thing boat never gets far from the shore."**

**- Dale Carnegie -**

# Brownfields News

## **Atchison Riverfront Development** (Continued from Page 1)

Once the interest in the Brownfields project was demonstrated by the community, the city of Atchison applied for and received a Brownfields Assessment Grant from the Environmental Protection Agency (EPA).

The city of Atchison was able to leverage funds from several different sources, both state and federal, to complete the riverfront project. As interest in the project continued to grow, several private foundations, private citizens and local businesses contributed financially to the project. Construction for the project was completed in June 2004.

Atchison served as the signature site for the Lewis and Clark Bicentennial Commemorative on July 3 and 4, 2004. The newly developed riverfront was also used to celebrate the city's Sesquicentennial in June 2004 and the annual Amelia Erhart Festival on July 23 and 24, 2004.

*Newly constructed Lewis & Clark Interpretative Center at the Atchison Riverfront Development Park.*



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